A WINDOW OF OPPORTUNITY IN THE HEART OF THE CITY



1 VICTORIA SQUARE

BIRMINGHAM

High Quality Refurbished Office Space 11,652 sq ft (1,083 sq m) approx NIA · 20 secure car parking spaces onevictoriasquare.com

A WINDOW OF

OPPORTUNITY

1 Victoria Square is a modern office building prominently situated within Birmingham City Centre.

The building fronts onto one of Birmingham's most high profile and iconic squares and the gateway to the Central Business District.

One of the most connected locations in the city centre, with a proximity of less than 200m from New Street station and Grand Central, a metro line outside and on the doorstep to Paradise.

The 4th floor has been fully refurbished and offers 11,652 sq ft approx net of high quality office space with stunning views across Victoria Square, Paradise and over New Street Station.





The refurbished office space will incorporate the following specification:

- Destination controlled lift access
- Four pipe fan coil air conditioning
- LG7 compliant lighting
- Raised access floor
- Male and female WC facilities
- 24/7 personnel security on reception
- Secure onsite car parking & cycle storage
- New carpeting









FIND US



Local Amenities

- **New Street Station** 6 min walk · 0.3 miles
- **Grand Central** 8 min walk • 0.3 miles
- **Moor Street Station** 12 min walk · 0.5 miles
- Paradise 2 min walk · 0.1 miles
- Selfridges 9 min walk · 0.5 miles
- Bullring 10 min walk · 0.4 miles
- **Snow Hill Station** 6 min walk • 0.3 miles
- The Mailbox 6 min walk · 0.3 miles







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